

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Wayne S. Gilmartin, Esquire
Goldberg, Kohn, Bell, Black,
Rosenbloom & Moritz, Ltd.
55 East Monroe Street
Suite 3700
Chicago, Illinois 60603



SPECIAL WARRANTY DEED

THIS AGREEMENT, made as of January 1, 1998, between William H. Johnston, Jr., a married man, of unincorporated Cook County, State of Illinois, party of the first part, and Johnston Properties L.L.C., a Delaware limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for himself, and his successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises, against all persons lawfully claiming, or to claim the same, by, through or under him, he WILL WARRANT AND DEFEND, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Address of real estate: Vacant land at 87th Street along east side of Cook-DuPage County Line Road, unincorporated Cook County, Illinois.


Grantor's spouse, Jane Johnston, joins herein solely for the purpose of releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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IN WITNESS WHEREOF, said party of the first part has caused his seal to be hereto affixed, and has caused his name to be signed to these presents, the day and year first above written.



William H. Johnston, Jr.



Jane Johnston

Exempt under the provisions
of Paragraph E, Section 4,
Real Estate Transfer Act.

February 10, 1993
Paula Odwin, as agent

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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

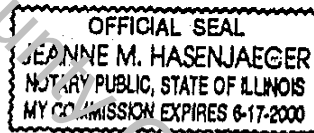
I, JEANNE M. HASENJAEGER a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT William H. Johnston, Jr. and Jane Johnston, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5th day of February, 1998.

Jeanne M. Hasenjaeger
Notary Public

My Commission Expires:

6-17-2000



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EXHIBIT A

Legal Description to Special Warranty Deed

TRACT 1:

THE NORTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE EAST 6 ACRES OF THE WEST 10 CHAINS OF THAT PART SOUTH OF THE NORTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE WEST 221 FEET OF THE EAST 881 FEET OF THE SOUTH 600 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE WEST 6 1/2 ACRES OF THE WEST 10 CHAINS OF THAT PART SOUTH OF THE NORTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER EXCEPT THE WEST 4 RODS THEREOF; ALL OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TRACT 2:

THE SOUTH 395 FEET OF THE WEST 20 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 4 RODS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN(S): 18-31-303-001, 002 and 007

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Covenants, conditions and restrictions of record, if any;
3. Zoning, building lines and building ordinances, if any;
4. Private, public and utility easements, if any; and
5. Roads and highways, if any.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 10, 1998 Signature: Paula Rodvin, as agent
Grantor or Agent

Subscribed and sworn to before me by the said Paula Rodvin this 10th day of February, 1998.

Notary Public Christine Meister



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 10, 1998 Signature: Paula Rodvin, as agent
Grantee or Agent

Subscribed and sworn to before me by the said Paula Rodvin this 10th day of February, 1998.

Notary Public Christine Meister



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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